

FREQUENTLY ASKED QUESTIONS

1. Will the annexation have any impact on the DeSmet School attendance zone?

No. The DeSmet School District will be unaffected.

2. Residential development in the Industrial Park area is very limited today. Will that change upon annexation?

No changes are proposed for the Missoula Development Park where residential uses are either prohibited or limited to caretaker apartments and accessory apartments.

With regard to properties outside the Missoula Development Park it is proposed to assign M1R-2 zoning to the DeSmet School property and the adjacent 7-acre school-owned property. M1R-2 is an industrial zoning designation that also allows residential uses. School administrators have expressed an interest in residential development on the 7-acre school-owned parcel and its location next to the school and park space make it a candidate for residential development.

3. Where in state law is annexation by petition authorized?

It is authorized in Montana Code Annotated, Title 7 Local Government, Chapter 2 Creation, Alteration and Abandonment of Local Governments, Part 46. Annexation by Petition.

A city has the right to annex without triggering a protest provision when it has signed Petitions to Annex from “more than 50% of the resident electors owning real property in the area to be annexed” or “the owner or owners of real property representing 50% or more of the total area to be annexed.”

4. How many petitions for annexation does the city have on file?

At the latest count the city has signed petitions to annex from ±84% of properties in the ANNEXATION AREA and for ±85% of the area to be annexed (excluding rights-of-way).

5. Why is the city annexing now?

There are many properties outside city limits that receive city sewer and water services. When a property owner outside city limits requests to connect to municipal utilities the city either requires annexation at that time, or, more typically, has the property owner sign a Petition to Annex. Petitions to Annex are kept on file and may be used later to expand municipal boundaries in a strategic and logical way at such time as the majority of properties in an annexation area are served by city utilities and the full range of city services can be provided in an efficient and cost-effective manner. That is the case with the current annexation.

6. I see there is a Petition to Annex on file for my property. I don't recall signing a petition.

Petitions to Annex are signed prior to connection to city services. For residential properties that would typically be the developer or builder of the homes. For commercial and industrial properties would be the property owner at the time of service connection or installation of stub-outs.

Petitions to Annex run with the land and are binding on transferees, successors and assigns of the owners of the properties. Statements to that effect are included in real estate closing documents including the Declaration of Covenants, Conditions and Restrictions (CCRs) where such covenants exist.

7. What services will the city provide?

The same services as all city residents enjoy including police and fire services, street sweeping and snow plowing, maintenance of public rights-of-way, etc.

8. What is the role of County Boards and the County Commission in this annexation?

This is a city-initiated annexation based on the annexation provisions in state law. There is no role in the process for County Boards or the County Commission. However, City and County departments are coordinating to ensure a smooth transition through incorporation.

9. Who will ultimately be asked to approve the annexation?

The City-County Planning Board will make recommendations to City Council on the proposed additions of the A zoning district and the NC/MDP Overlay and City Council will hold a public hearing for adoption of those zoning changes.

City Council will hold a public hearing later for the annexation with the new zoning district and overlay applied.

All meeting and public hearing dates and times will be statutorily noticed and details posted to the Meetings/Webcasts page of the City website and posted to this webpage as they are established.

10. What other benefits will be derived from annexation?

Development and redevelopment will be approved and permitted in the city without the need for application to the Utility Service Review Committee for sewer and water connections. City Development Services provides a range of services to the development community to assist in realizing projects.

11. How will annexation impact projects currently going through the building permit review process in Missoula County?

Plans submitted to Missoula County Public Works prior to the effective date of annexation will be reviewed, building permits issued and building inspections done by Missoula County. Once the annexation becomes effective City Development Services will perform those same functions. Annexation is currently expected to become effective in December 2018.

12. Are building standards different in the City and County?

No. Building codes are established by the State of Montana and are required to be applied consistently throughout the state.

13. My county subdivision water well is in the annexation area. How will that effect my water and my water bill?

Annexation should have no effect on service or cost.

14. What are property tax implications?

Property owners in the city pay City property taxes in addition to County, Local Schools and State property taxes. City taxes generally comprise about 28% of the total tax assessments for a given property. Annexed properties will pay city tax assessments but also be relieved of some county assessments like Missoula County Rural Fire and County Roads. For properties in the ANNEXATION AREA property taxes may be expected to increase $\pm 20\%$. City taxes will not be reflected on property tax statements until those mailed out in October/November 2019.

15. What are other financial implications of annexation?

Missoula Fire Department has a better ISO rating then Missoula Rural Fire so, depending on the insurance carrier, insurance premiums could be reduced. Monthly rates for utility services will remain unchanged. There should be no impact on property values.